

VII. PUBLIC FACILITIES ELEMENT

A. WATER FACILITIES

The City of San Diego provides water service to the Atlas Specific Plan area. Mission Valley is served by the Alvarado Filtration Plant.

Water transmission and distribution mains exist in the Specific Plan area (see Figure 77). The capacity of these facilities will require analysis during the tentative subdivision map process. Water distribution mains, including 8-inch and 16-inch lines, are available on Hotel Circle South, Hotel Circle North, and Fashion Valley Road. The precise requirements for the needed on-site and any off-site water facilities for the specific plan area will be set by the Water Utilities Department during the tentative subdivision map approval process. Any needed project-serving water facilities shall be financed by Atlas Hotels, Inc., per Council Policy 400-7.

B. SEWER FACILITIES

The City of San Diego provides sewer collection and treatment services to the Mission Valley area. Two major trunklines in the Valley serve much of the San Diego metropolitan area.

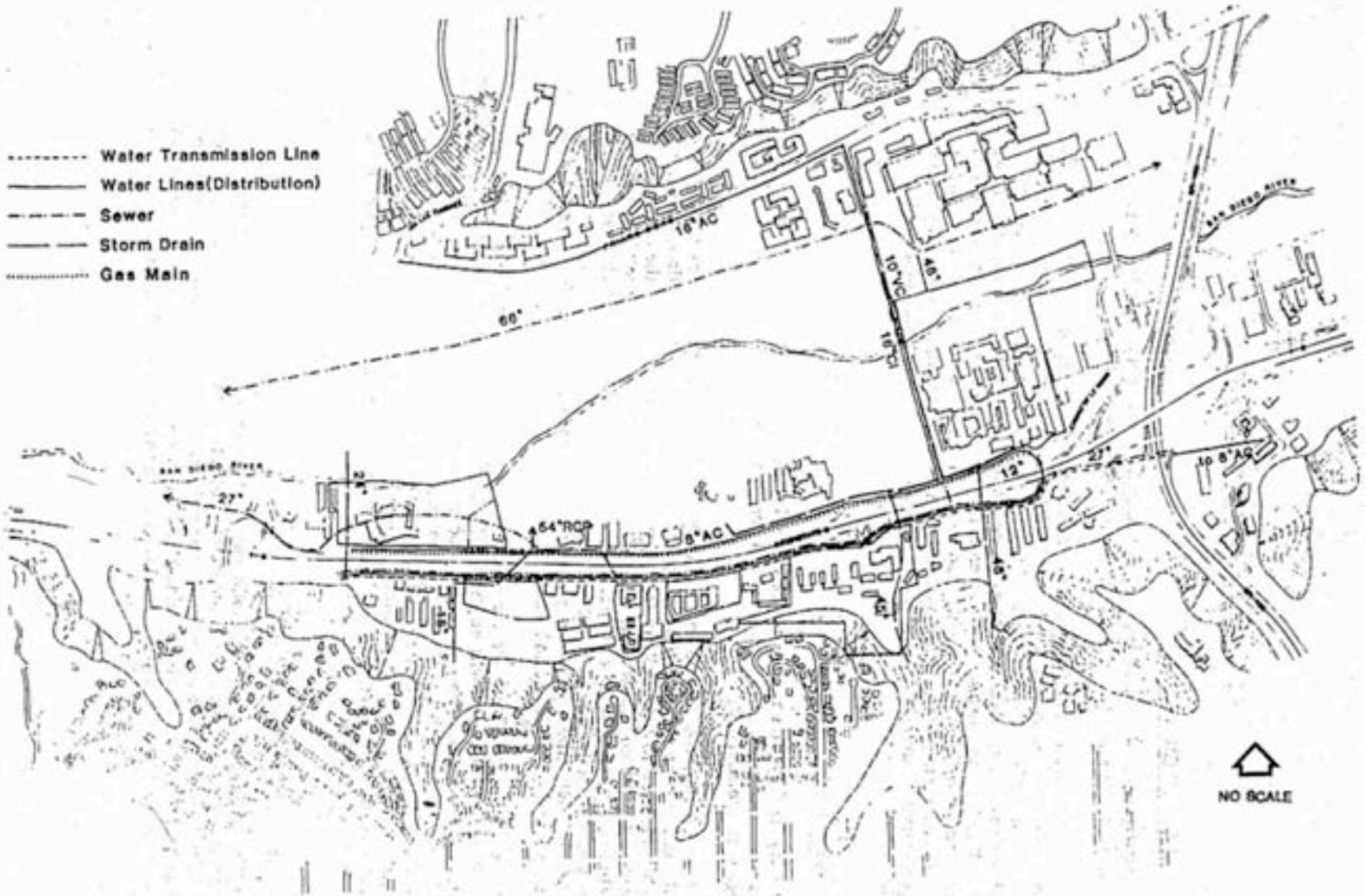
West of SR-163, the 66-inch north Mission Valley trunkline extends through the south half of the Fashion Valley Shopping Center site, and continues westerly roughly parallel to Friars Road (see Figure 77). This portion of the trunkline is considered to be adequate up to year 2000. The 27-inch south trunkline, roughly paralleling I-8, is nearing capacity from Texas Street westward. However, a 21-inch diversion sewer across the San Diego River is expected to be constructed in 1988 which will allow greater capacity in the 27-inch trunkline. A 10-inch north-south main line is available in Fashion Valley Road.

The precise requirements for the on-site and any off-site sewer facilities for the Atlas Specific Plan area will be set by the Water Utilities Department during the tentative subdivision map approval process. Any needed project-serving sewer facilities shall be financed by Atlas Hotels, Inc. per Council Policy 400-7. No specific plans for the use of reclaimed water have been incorporated into the Atlas Specific Plan. If, and when, a reliable supply of reclaimed water becomes available in the Mission Valley area, Atlas Hotels, Inc. would consider using such water for irrigation purposes.

C. SOLID WASTE MANAGEMENT

The City of San Diego provides solid waste collection and disposal free of charge to residential property and to commercial property with a limit of six cans per establishment. Bin collection and disposal are available through a number of private collection companies. Atlas Hotels, Inc. also employs a private collection service to provide trash pick-up for the existing developed hotel facilities.

- Water Transmission Line
- Water Lines(Distribution)
- - - - Sewer
- Storm Drain
- Gas Main



Existing Utilities
Atlas Specific Plan

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FIGURE

Solid waste material is disposed of at the City's Class II sanitary landfill at Miramar. The West Miramar landfill will handle the majority of San Diego's solid waste for the remainder of the century.

D. STORM DRAINAGE

A number of major storm drainage facilities are existing in the specific plan area (see Figure 77). The San Diego River, passing through the north side of the Town and Country is the dominant natural drainage feature in the valley. A 48-inch storm drain extends southerly across the Fashion Valley Shopping Center site to the river. Two storm drains, a 45-inch and a 48-inch, serve the canyons east of the Mission Valley Inn site, connecting to a concrete ditch paralleling Hotel Circle North. An 18-inch drain serves the area west of the Mission Grove site and a 54-inch drain extends across I-8 west of the Mission Grove site. A 24-inch drain extends northerly across the west side of the Hanalei Hotel site to the river. In general, all of the sites within the specific plan area drain toward the San Diego River. Standard storm drain facilities will be provided in conformance with subdivision requirements during specific plan implementation.

E. POLICE PROTECTION

The City of San Diego provides police protection for the specific plan area from the substation at Friars Road and Napa Street at the western end of the valley.

Atlas Hotel's management retains an excellent private security team, familiar with the protection requirements of hotel/office facilities. The existing hotel and new hotel/office facilities will include skilled security teams to provide immediate on-site 24-hour service to hotel residents and reduce service loads for the San Diego Police Department. In addition, the opportunity is available in new construction and expansion of structures to incorporate state-of-the-art plant security systems into the new development such as providing centralized visual access to key points by security personnel, automatic lighting of parking garages for use by late-night office workers when leaving the office, and controlled access to parking areas and office areas through use of computerized security systems.

F. FIRE PROTECTION

The City of San Diego provides Fire Protection to Mission Valley from fire stations located in surrounding communities. Although no fire stations are currently located in the valley, two stations are proposed to be built in the future. Fire Station No. 2, which is proposed to be located in the vicinity of I-15 and Friars Road, is scheduled for land acquisition in FY 2004 design and construction in FY 2005. Fire Station No. 45 which is proposed to be located on City-owned property in the vicinity of Friars Road and Napa Street, is scheduled for design, apparatus acquisition, and construction in FY 1995. Atlas Hotels, Inc. will participate in the provision of fire protection facilities through the payment of Development Impact Fees as required by the Interim Public Facilities Financing Plan for Mission Valley.

Both fire stations are planned to be 6,500 square feet and will have the capability of housing one triple combination pumper, one aerial ladder truck, and up to ten personnel.

The opportunity is available in the development of new office and hotel structures to incorporate state-of-the-art internal fire protection devices such as flame retardant construction materials, up-to-date sprinkler systems, and smoke detection devices. Such measures are intended to be incorporated in the proposed developments, thereby supplementing the public fire protection services, and improving their fire insurance rating status.

G. GAS AND ELECTRIC FACILITIES

San Diego Gas and Electric Company maintains gas and electric distribution lines in the specific plan area with adequate capacity to serve all future needs. A 12-inch gas main is located in Hotel Circle North (see Figure 77). Underground electric distribution facilities are available in the main roadways. Minor extensions to these distribution facilities will be required to serve the specific plan area. Gas and electric distribution lines necessary to serve the project will be installed underground. No gas or electric transmission lines or easements cross any of the specific plan sites that would act as a restraint to development.

H. TELEPHONE SERVICE

Telephone service will be supplied by Pacific Bell Telephone Company, which has numerous telephone lines available for service connections in the specific plan area. All telephone connections will be installed underground.

I. CABLE TELEVISION SERVICE

Southwestern Cox Cable TV Company has the cable television franchise for the area. Cable television service will be provided through underground facilities installed in common trenches adjacent to power and telephone lines. The cable television lines will connect to individual laterals and prewired buildings.

J. POPULATION BASED PARKS

There are no public parks currently located within the specific plan area; however, there are significant park and open space resources in the vicinity. Three regional parks are located nearby, including Presidio Park and Mission Bay Park at the western end of Mission Valley. Mission Trails Regional Park is located northeast of Mission Valley. In addition, the greenbelt formed by the San Diego River corridor will provide trails, landscaped areas, and other visual and physical relief from urban development.

The City of San Diego leases out land for two recreational facilities in Mission Valley. One is the Sefton Little League Field on Hotel Circle Place, just west of the Hanalei Hotel site, the other is an outdoor sports facility next to Jack Murphy

Stadium, east of I-805. The latter facility is used exclusively by the San Diego Chargers football team during football season, but is made available to other sports organizations during the rest of the year. The Jack Murphy Stadium offers spectator sports, concerts and other activities.

Other recreational facilities include the new YMCA at the west end of the valley, which offers indoor and outdoor activities. The Atlas Health Club is located within the specific plan area on the Mission Valley Inn site.

The above facilities, coupled with the proposed enhancement of the San Diego River as an open space linkage, with adjacent pedestrian and bicycle paths, should satisfy future residents' needs for both active and passive recreational facilities. In addition, hotel guests will have access to the proposed tennis courts and swimming pools on the Town and Country, Hanalei Hotel and Mission Valley Inn sites.

K. OFF-SITE IMPROVEMENTS

Off-site improvements to be provided in conjunction with specific plan implementation involve primarily the improvements to the existing circulation system. The phasing of these improvements has been identified as part of the cumulative development scenario analyzed in the Atlas Specific Plan traffic study and is summarized in Table 13. Atlas Hotels, Inc. shall contribute its fair-share to the construction of the improvements needed to mitigate the cumulative impacts identified, with such fair share to be determined in cooperation with the Transportation and Traffic Engineering Division of the City of San Diego. If development of Atlas Specific Plan sites proceeds, the street system triggered by that EDU level of development must be constructed prior to the completion of that phase of construction.

The construction of some of the transportation improvements described in Table 13 will provide a substantial benefit to owners of land adjoining the real property. As a result, a portion of the cost of such improvements and dedications may be allocated to adjoining and other benefitted landowners. It is anticipated that the City may establish one or more assessment districts, or other financing mechanism, for the purpose of financing construction of the improvements and to obtain contributions toward the dedication of rights-of-way. Atlas may also seek reimbursement agreements with the City and/or owners and developers of land benefitted by the public improvements to permit Atlas to recover an equitable portion of the cost of such improvements and dedications. In the alternative, Atlas may receive a credit equal to the cost of improvements and value of dedications allocated to adjoining and other benefitted landowners to be applied by Atlas toward its obligations under an assessment district formed for the purpose of providing the described improvements. The City will cooperate and assist Atlas in establishing such assessment districts as needed to implement the improvements, and shall enforce any City-approved reimbursement agreements by requiring reimbursement to Atlas as a condition to the approval of subdivision improvements on the benefitted lands, other than the Atlas property. Said enforcement will include payments by other owners and/or developers to the City that will be passed through the City to Atlas.

Other off-site improvements associated with specific plan implementation include transition structures for the proposed flood control improvements at the Town and Country site. Downstream from Fashion Valley, on the Levi-Cushman property, a short transition channel of approximately 1,000 feet will bring the new pilot channel alignment back to the existing pilot channel until such time as permanent channel improvements are constructed on the Levi-Cushman property. The transition channel would only be constructed by Atlas if the Atlas flood control improvements are implemented prior to the implementation of the Levi-Cushman flood control improvements. Reshaping and regrading of the existing pilot channel between SR-163 and Camino de la Reina would also be required to ensure a smooth transition from the FSDRIP improvements to the Town and Country improvements. The Fashion Valley Road crossing of the San Diego River will also be improved to accommodate a 10-year flood. All proposed flood control improvements are described in greater detail in the river improvement element of this specific plan.

Public improvements associated with anticipated development in the Mission Valley area are addressed in detail in the Mission Valley Interim Public Facilities Financing Plan prepared by the City of San Diego. As discussed in Section X, Plan Implementation, Atlas Hotels, Inc. will participate in the Mission Valley Financing Plan through the payment of Development Impact Fees.

L. FLOOD PROTECTION

Proposed flood protection programs for the Atlas Specific Plan are described in detail in the river improvement element of this specific plan.